

City of Bradford Metropolitan District Council



Waste Management DPD Issues & Options Report

Methodology Statement

November 2009



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City of Bradford Metropolitan District Council

Waste Management Allocation DPD

Methodology Statement

November 2009

Report prepared by GVA Grimley Ltd on behalf of City of Bradford
MDC

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1. INTRODUCTION

- 1.1 GVA Grimley have been instructed to identify potential waste management sites in the Bradford District to assist in planning for the current and future waste needs of the District. This work forms part of the evidence base to the Local Development Framework (LDF) Core Strategy Waste Management policies and supports the preparation of a Waste Management Development Plan Document for Bradford District.
- 1.2 As part of the LDF process, the City of Bradford Metropolitan District Council (CBMDC) is required to identify a range of sites suitable to accommodate waste arisings over the plan period, in the process reducing the need to export waste arisings.
- 1.3 The purpose of this paper is to set out how specific sites across the Bradford District will be identified as appropriate for the waste management facilities outlined in the Core Strategy: Waste Management Further Issues and Options Report, August 2008, and in the future Waste Management Development Plan Document (Waste Management DPD).

2. FACILITY REQUIREMENTS

2.1 There are potentially eight types of waste management facilities required in the District to accommodate waste arisings over the LDF plan period:

- **Mechanical Biological Treatment (MBT)** - is an integration of several processes commonly found in other waste management facilities such as Materials Recovery Facilities, Sorting and Composting Plants. The principle of the MBT plant is to stabilise and separate the residual waste stream into less harmful and/or more beneficial output streams. The processes are designed to handle raw 'black bag' municipal waste (after recycling and composting).
- **Clean Material Reclamation Facilities (Clean MRFs)** - Material Reclamation Facilities allow for the reclamation, sorting, storage and transfer of mixed waste streams. Clean MRFs are those that receive material that has been pre-sorted. Facilities should include industrial buildings capable of sorting, storing and transferring waste. There will always be a minor rejection element of contrary materials passing through both clean and dirty plants, which cannot be easily recycled and therefore will typically go to landfill.
- **Dirty Material Reclamation facility (Dirty MRFs)** - Similar to Clean MRFs, with the difference that these facilities allow for the manual and/or machine separation of untreated waste. Dirty MRFs will typically comprise a significant element of hand-sorting of materials in addition to the automatic extraction of materials as part of the separation process.
- **Energy from Waste Facility** - Incineration or energy from waste facilities involves combustion of mixed waste streams in order to reduce the bulk of the waste and recover heat. There are two main methods used to burn waste: Mass Burn and Fluidised Bed Technology. Fluidised Bed Technology is a simple modification to Mass Burn which involves the waste being suspended by an updraft supply of air and kept 'fluidised' on a base of small inert particles such as sand. The combustion of waste using Fluidised Bed Technology involves pre-sorting the waste materials to remove heavy and inert objects and non-ferrous metals prior to processing; Mass Burn Incineration does not require pre-treatment of waste.
- **Windrow Composting** - This treatment process for the organic component of waste involves the breakdown in air of waste by micro-organisms under thermophilic conditions (at or above 70 degrees Celsius). Waste treated typically includes green waste. Waste is left in long piles which is mechanically watered and turned to allow air into the compost and to allow heat to escape. Alternatively, air may be fed into the material from pipes underneath the waste.
- **In-Vessel Composting** – As above although this type of composting is not just green waste but includes cardboard, food waste and sewage sludge. In vessel waste is composted in drums or digester bins and is mechanically fed water and air.

- **Anaerobic Digestion** - This is a biological process where organic waste is treated in vessels by micro-organisms in the absence of oxygen. The gaseous by products are captured and used as an energy source. Pre-treatment is necessary to improve the ability of the micro-organisms to digest the waste and to ensure that the end product is safe for use as a fertilizer. Residues are soil improvers and can be spread on agricultural land.
- **Pyrolysis and Gasification** - There are a wide variety of thermal treatment systems incorporating 'advanced' or 'emerging' technologies for the treatment of municipal wastes. The most prevalent are Pyrolysis and Gasification processes. Pyrolysis, often incorporating gasification, is a thermal process where organic materials in the waste are broken down under pressure and in the absence of oxygen. The process works best when the input waste is carbon-rich, preferably sorted or pre-sorted. Gasification usually operates at a higher temperature range to Pyrolysis, with the addition of an oxidant (either air or oxygen) and the output from a Pyrolysis plant may be fed into this process. Gasification of organic derived wastes will produce a gas which can be combusted to generate electricity and a char which usually requires disposal if no markets are available.

2.2 Figure 1 outlines the land requirements for each of the different facilities outlined above. The site requirements range from 0.5 Ha for a small Pyrolysis facility to 4.0 Ha for a large Mechanical Biological Treatment (MBT) facility.

Figure 1 Facility Requirements

Facility	Size (Ha)	Capacity (TPA)	Handles	Comment	Advantages	Disadvantages
Mechanical Biological Treatment	0.9-2.0 Small 3.0-4.0 Large	25,000-200,000	The processes are designed to handle raw 'black bag' municipal waste (after source segregated recycling and composting) and tend to involve a recyclate recovery element, typically metals and glass	This facility has an output of 100-200kg per tonne input	Integration of several processes on the one site. Can produce fuels. Reduces harmful waste and provide potential revenues from recycled materials.	Can potentially be a large facility and noisy facility due to the mechanical elements of the process.
Clean Material Reclamation Facilities	0.8-2.0	3,000-100,000	Source separated co-mingled, dry recyclables.	This facility has an output of 30-200kg per tonne input	Significantly reduces waste to landfill and consumption of finite resources. Potential revenues from recycled materials.	Relatively high energy consumption. Should be sited close to residential areas to maximise environmental benefit. Traffic issues created in local area. Can cause local dust clouds, leachates and litter. Some materials may still have to go to landfill.
Dirty Material Reclamation facility	2.0-4.0	100,000-200,000	"Black Bag" residual, unsorted waste.	This facility has an output of 50kg per tonne input	Significantly reduces waste to landfill and consumption of finite resources. Potential revenues from recycled materials.	Relatively high energy consumption. Should be sited close to residential areas to maximise environmental benefit. Traffic issues created in local area. Can cause local dust clouds, leachates and litter. Some materials may still have to go to landfill.
Energy from Waste Facility	2.5-3.5	60,000-600,000 (Typically 100,000-250,000)	The majority of incinerators currently operating in the UK are moving grate energy from waste plants designed to handle large volumes of household wastes with no pre-treatment.	This facility has an output of 230-360kg per tonne input some of which could be recycled. Some of the residues from stack emission control process are classified as hazardous waste and may be difficult to dispose of.	Large reductions in waste volume. Can provide heat and energy from incinerators. No need for hand sorting.	Produces toxic ash. Uses a great deal of energy. dusty and noisy. Visual impact of high chimneys. Pollution through air and water. Expensive facility to develop.
Windrow Composting	2.5-5.0	2,000-100,000 (typically 50,000)	Garden/Green Waste.	This facility has an output of 50-300kg per tonne input.	Reduction in use of primary resources. Low set up costs. Production and	Need to be sited at least 250m away from residential area. Large and visually intrusive.

					reclamation of useful materials.	Facilities are odorous and can cause litter. Sometimes produces harmful gases.
In-Vessel Composting	<2.5-5.0	2,000-100,000 (typically 50,000)	Kitchen or Garden derived Green Wastes.	This facility has an output of 50-300kg per tonne input	Reduction in use of primary resources. Low set up costs. Production and reclamation of useful materials.	Need to be sited at least 250m away from residential area. Large and visually intrusive. Facilities are odorous and can cause litter. Produces sometimes harmful gases.
Anaerobic Digestion	<2.5-5.0	5,000-60,000	Organic biodegradable waste. Mechanical processing and separation of waste is essential for most AD systems and the non-biodegradable materials should be removed prior to processing.	This facility has an output of 50-200kg per tonne input	Reduces landfill volume and the harmful gases this produces. Produces fertilizer. Smaller landtake low cost facility.	Produces methane which needs treating. Residue requires composting. Needs to be presorted. Can cause pollution in local water. Needs proximity to other sites. Uncertainty about economic viability.
Pyrolysis and Gasification	0.5 -1.75	20,000-100,000	Processed residual "black-bag" waste.	This facility has an output of 200-320kg per tonne input	Recovery of energy through Char and Gas. Can deal with clinical waste. Small facilities possible. Can easily be integrated with other facilities	Negative perception similar to incineration. Extensive pre-treatment required. Produces hazardous flue gas and bottom ash as well as large amounts of traffic should be sited close to production areas

TASK 1: SITE IDENTIFICATION

- 2.3 The initial long list of potential waste management sites is captured through review of the adopted Unitary Development Plan (UDP) including the following categories of site:
- Designated Employment Land;
 - Council Depots including current waste facilities;
 - Civic Amenities including disused reservoirs;
 - Exhausted Mineral Workings; and
 - Unallocated 'white' land.
- 2.4 In addition all sites that have been put forward during the Core Strategy Waste Management Issues & Options consultation period as part of the 'Call for Sites' are examined at Task 1. All those sites identified in the Call for Sites are mapped for assessment.
- 2.5 Across Bradford District Task 1 resulted in the identification of an initial long list of 124 potential waste management sites, detailed at Appendix B.

TASK 2: APPLY AREA OF SEARCH

- 2.6 At Task 2 the 'Areas of Search' criteria, as defined within the Core Strategy Waste Management Further Issues and Options August 2008 Report, is applied. The Area of Search is a broad area excluding those sites with primary constraints designated in the UDP including:
- World Heritage Sites;
 - Historic Battlefields;
 - Historic Parks and Gardens;
 - Special Protection Areas;
 - Special Areas of Conservation;
 - Sites of Special Scientific Interest (SSSI);
 - Sites of Ecological and Geological Importance; and
 - Urban Green Space.

- 2.7 Green Belt was also identified as an appropriate Area of Search although this would only be considered after all other options were exhausted (i.e. if sufficient and/or appropriate sites are not identified within the Area of Search excluding Green Belt land, then Green Belt sites will be considered). Existing waste facility sites in Green Belt are however included as they are already developed.
- 2.8 The Core Strategy Waste Management Further Issues & Options Report area of search criteria required that all sites must be within 1km of the Strategic Road Network (Primary and A-Roads) in order to reduce the number of larger vehicles on smaller roads as well as reducing the number of trips required, thus improving the environmental credentials of the site location.
- 2.9 The initial long list of sites was reduced to 83 following application of the Areas of Search criteria¹.

SIZE

- 2.10 The minimum site size applied to ensure alignment with the minimum site requirement for the types of facilities identified is 0.5ha. It is assumed that more than one facility can be located on a single site and therefore no upper limit in site size is applied.
- 2.11 The initial long list of sites was reduced to 65 following application of the size threshold criteria.

TASK 3: SITE SPECIFIC CRITERIA & ASSESSMENT

- 2.12 In compliance with Annex E of PPS10 site specific assessment criteria relating to the appropriate location of waste facilities are applied to the short list of sites following Tasks 1 and 2. This includes two key stages of assessment – the first a desktop review of the site attributes followed by a site visit and evaluation of sites on the

TASK 3.1: DESKTOP REVIEW AND ANALYSIS

- 2.13 The initial criteria are applied through a desktop review using GIS tools to assess sites, verified through site visits. Site characteristics considered within Task 3.1 include:

¹ NB: These 83 sites omit non-Major Development Sites inside the designated Green Belt.

POLICY ALIGNMENT

- 2.14 Sites are assessed in relation to existing local planning policy, cross referenced with the emerging Core Strategy policies. For example, under this test a site short-listed on the basis of its policy designation (e.g. allocated employment land identified in the adopted UDP) is preferred to a site that does not have an appropriate designation (e.g. sites identified as tourism facilities, or housing development sites).
- 2.15 Buffers around environmental designations are applied, with the extent to which sites encroach on environmental designations tested. The distance applied depends upon the environmental designation.
- 2.16 To measure encroachment sites that are located in a rural environment and within 400 metres of the European designations including SAC, SPA, RAMSAR, and SSSI, and sites within 200 metres of AONB and Ancient Woodlands are identified. This is in line with Natural England recommendations on the protection of habitats from the effects of urbanisation.
- 2.17 Extant planning permissions on identified sites are considered as potential constraints to the use of the site for waste management facilities during the plan period. Extant permissions are considered on the basis of the nature of proposed use.

PHYSICAL CONSTRAINTS

- 2.18 Physical constraints that may affect deliverability of the site for waste management development / use is considered.
- 2.19 This includes the discounting of sites which are in areas likely to flood or with excessive groundwater where this would affect suitability for development, or where there is a potential risk of environmental impact through waste water pollution.
- 2.20 Flood risk is determined through the use of Environment Agency (EA) data during the desktop review, and later observation during site visits.
- 2.21 Sites are further considered in terms of sloping / topographical issues including through the use of Mastermap data, and later observation during site visits, and other site features including, for example, pylons which could significantly impact upon development viability.
- 2.22 Following the desk-top analysis we will identify those sites that remain compliant with the criteria for more detailed assessment.

TASK 3.2: ON-SITE SURVEY

2.23 On-site survey of those potential sites on the short list includes a photographic record and completion of site proforma designed specifically for this analysis, a copy of which is included at Appendix A. Site information relating to the following attributes is gathered during site visits:

- Observed location;
- Confirmation of boundaries;
- Current use – housing, mixed use, employment, other;
- Surrounding, neighbouring uses;
- Public sector land ownership;
- Accessibility; and
- Principal site features – vegetation, existing structures, etc.

PROXIMITY TO WASTE ARISING

2.24 Each site is assessed on the basis of whether it is a suitable distance so as to not adversely impact on surrounding uses, but close enough to ensure that the source of waste is in close proximity to minimise transfer distances, thus aiming to reduce environmental impact and cost.

ADJACENT USES

2.25 Adjacent uses are considered in the context of the potential local issues arising from the construction and operation of waste management facilities. Anticipated effects include increases in traffic, subsequent noise and vibration during construction, and during the operational period, dust and air emissions including odours, and increased vermin and birds.

VISUAL INTRUSION

2.26 Waste management facilities have the potential to impact upon the visual environment. The landscape and physical environment surrounding the short-listed sites are considered including potential impact of large 'shed' buildings and chimney flues. Professional judgement is applied to assess whether the visual environment would be unduly impacted upon.

GROUND STABILITY

- 2.27 Obvious signs of ground instability are identified through a visual assessment, including recognition of areas of uneven ground surface. Full ground condition surveys are not required as part of this assessment although if this information is known on specific sites it is included for consideration.

TASK 4: FACILITY ALLOCATION

- 2.28 Once all the potential short listed sites have been assessed against the above criteria those sites in compliance are identified as being suitable for the location of waste management facilities (and therefore included within the Waste Management DPD). Prior to finalisation this list is crossed referenced with planning data to identify any existing permissions and sites under constructions in adjacent areas which may create a future conflict with the proposed waste use.
- 2.29 At Task 4 the appropriateness of individual sites for each of the waste management facilities identified at Paragraph 1.4 is considered.
- 2.30 This analysis of the suitability of the sites includes a final output of a database linked to GIS illustrating all sites identified to be tested in Task 4 and their attributes. Through the database it is possible to assess site suitability, availability and achievability for each of the waste facility types identified. Further to this the sites are assessed in terms of what non-absolute or resolvable constraints sites can be mitigated in order to be suitable for allocation within the LDF for waste management purposes.
- 2.31 Task 4 includes the specific requirements of the different types of waste management facilities including different site location criteria due to the nature and scale of the operation, and the common types of technology used to treat waste. Allowance is made to ensure technological advance can be made and accommodated in the future.
- 2.32 This includes the application of a range of facility specific criteria including consideration of potential environmental and amenity impacts each can have:
- Air Pollution - A number of facilities generate air pollution including dust and other emissions which in extreme cases may be toxic and as such may be better suited away from residential areas.

- Noise Pollution - Some facilities can be quiet noisy due of heavy machinery and as such may be better sited in industrial areas.
 - Water Pollution – there are examples of some facilities where outputs include leachates which can pollute local water courses if allowed to; as such these should be sited away from water courses or areas likely to flood.
 - Proximity to Waste Arisings – In order to ensure maximum environmental benefits some facilities require a closer proximity to waste arisings in comparison to others. These sites tend to be higher energy consumers and frequent longer journey travel distances would negate any positive environmental benefits.
 - Proximity to Other Facilities – Some facilities require close proximity to others to fully maximise their benefits. For example anaerobic digestion facilities produces residue which subsequently require composting facilities.
 - Requires Buffer to Residential Areas – A number of facilities create such significant levels of air, noise and water pollutants that there are statutory requirements to site the facilities away from residential areas.
- 2.33 Siting waste facilities should also take into account a number of additional criteria including design standards and local traffic noting that all facilities have a visual intrusion and cause increased road use.
- 2.34 Figure 2 sets out a matrix of proposed site location impact criteria developed to take into consideration the facility specific criteria suggested. The attributes of the long list of potential waste sites are tested against these location criteria.

Figure 2: Waste Management Facilities: Site Location Impact Criteria

Facility Characteristic Criteria	Min Site Size Required (Ha)	Creates Air Pollution	Creates Noise Pollution	Creates Water Pollution	Requires Proximity to Waste Arisings for Sustainability	Requires Proximity to Other Facilities	Requires Buffer to Residential Areas
Mechanical Biological Treatment	0.9	✓	✓			✓	✓
Clean Material Reclamation Facilities	0.8				✓		
Dirty Material Reclamation facility	2				✓		
Energy from Waste Facility	2.5	✓	✓			✓	✓
Windrow Composting	2.5	✓		✓			✓
In-Vessel Composting	<2.5	✓		✓			✓
Anaerobic Digestion	<2.5	✓		✓		✓	✓
Pyrolysis and Gasification	0.5	✓			✓		✓

Source: GVA Grimley, 2009

✓ - Characteristic or attribute present in facility type

- 2.35 All of the facilities are considered for each of the short listed sites to ensure a flexible and adaptable policy approach is developed to account for different waste management solutions and accommodate future technologies that may emerge over the plan period.
- 2.36 This approach accords with national and regional policy guidance, the requirements of Bradford's Municipal Waste Private Finance Initiative, as well as with the consultation findings from the Core Strategy Waste Management Issues and Options where flexibility to allow for technological change was considered particularly important.
- 2.37 The characteristics of each short-listed site are tested against the facility specific criteria in order to identify sites that might support particular types of facility. Each criterion will be scored for the various facility types reflecting the varying importance of some characteristics over others for particular types of facility. The proposed scoring to be applied to achieve this are set out in Figure 15.
- 2.38 Sites are assessed against their suitability for each facility and as such are scored across up to 8 criteria. There are three methods of scoring and can be summarised as follows;
- Yes/No – These questions can be seen as pass/fail tests where if sites score negatively then they are be unsuitable for development for that facility type.
 - 0 - 2 – As above, although not immediately precluding the site for those facilities. Zero indicates negative aspects, 2 positive and 1 if criteria is unknown or inconclusive.
 - 0 – 5 – These are qualitative questions and sites are scored across this range depending on the site assessment and other available information. Site score five if they hold positive aspects of the criteria or zero if the site shows negative characteristics.
- 2.39 The sites with the highest scores are the most suitable for waste facilities. Theoretically there can be sites which will be unsuitable for certain facilities but scoring highly for others.
- 2.40 Through application of the scoring mechanism a final short-list of sites is identified including those which score highly for waste management facilities. A final cross-reference of the desk-based and on-site observations of the site ensures identification of the most suitable and deliverable sites for waste management within the DPD.

Figure 3: Location Criteria: Suggested Weightings

	Policy Alignment	Physical Constraints	Current Uses	Proximity to Waste Arisings	Adjacent Uses	Surrounding Environment	Ownership	Road Access	Total
Mechanical Biological Treatment	0-5	0-2	0-5	0-2	Yes/No	0-5	0-5	0-5	0-29
Clean Material Reclamation Facilities	0-5	0-2	0-5	Yes/No	0-2	0-5	0-5	0-5	0-29
Dirty Material Reclamation facility	0-5	0-2	0-5	Yes/No	0-2	0-5	0-5	0-5	0-29
Energy from Waste Facility	0-5	0-2	0-5	0-2	Yes/No	0-5	0-5	0-5	0-29
Windrow Composting	0-5	Yes/No	0-5	0-2	Yes/No	0-5	0-5	0-5	0-27
In-Vessel Composting	0-5	Yes/No	0-5	0-2	Yes/No	0-5	0-5	0-5	0-27
Anaerobic Digestion	0-5	Yes/No	0-5	0-2	Yes/No	0-5	0-5	0-5	0-27
Pyrolysis and Gasification	0-5	0-2	0-5	Yes/No	0-2	0-5	0-5	0-5	0-26
Gateway questions		Yes/No if Water Course		Yes/No if far from Residential	Yes/No if 2/3 Pollutants & adjacent to Residential				

- 2.41 Providing a choice and mix of potential waste sites is important to ensure that the emerging waste planning policy does not fetter the ability of waste operators to provide waste services in the District. Options are derived regarding the potential site locations for each type of facility as well as identify any areas of concern where perhaps sub areas within the District are not adequately covered or no appropriate sites have been found for a particular type of facility.

APPENDIX A – SITE PROFORMA

Reference Name:

Site Ref -

Address:

Site Location

- Urban
- Suburban
- Village
- Rural/Island Site

The site is best described as a:

- Agricultural Land or Workings
- Public Depot
- Exhausted Minerals Working
- Site for Specific Occupiers
- White Land
- Exhausted Minerals Working
- Civic Amenity
- Warehouse/Distribution Park
- General Industry/Business Area
- Other

Ownership:

Public Private

Single 2 -3 Multiple Approximate number of owners _____

Adjacent Uses:

Housing Employment Open Space Mixed Use Other _____

Do the Current Occupiers or adjacent uses cause any of the following?

- Noise pollution
- Air pollution
- Odour
- HGV traffic
- Land Contamination
- Significant car traffic
- Dust
- Vibration
- Attract Vermin or Birds

Comment:

Surrounding Environment

Very Good Good Average Poor Very Poor

Comment:

Would a Waste facility be likely to cause a visual intrusion on the landscape?

Yes Only if it had a chimney flue No

Proximity to Residential Areas:

Adjacent <500m <1000m >1000m Approximate Distance (m)_____

Nearest Population Densities:

Low Medium High Comment: _____

Physical Constraints:

Slope Groundwater Water Courses Utilities Tree Coverage

Uneven Surfaces or Erosion Backland Other _____

Comment:

Road access is

Adequate for HGV & Car Traffic Adequate for Cars traffic Only Inadequate

Access Investment Required Poor site visibility

Approximate Distance to Road (metres)

Availability, Is the site available for a waste facility?

Yes Partially Available soon Unlikely Comment _____

General comments on site

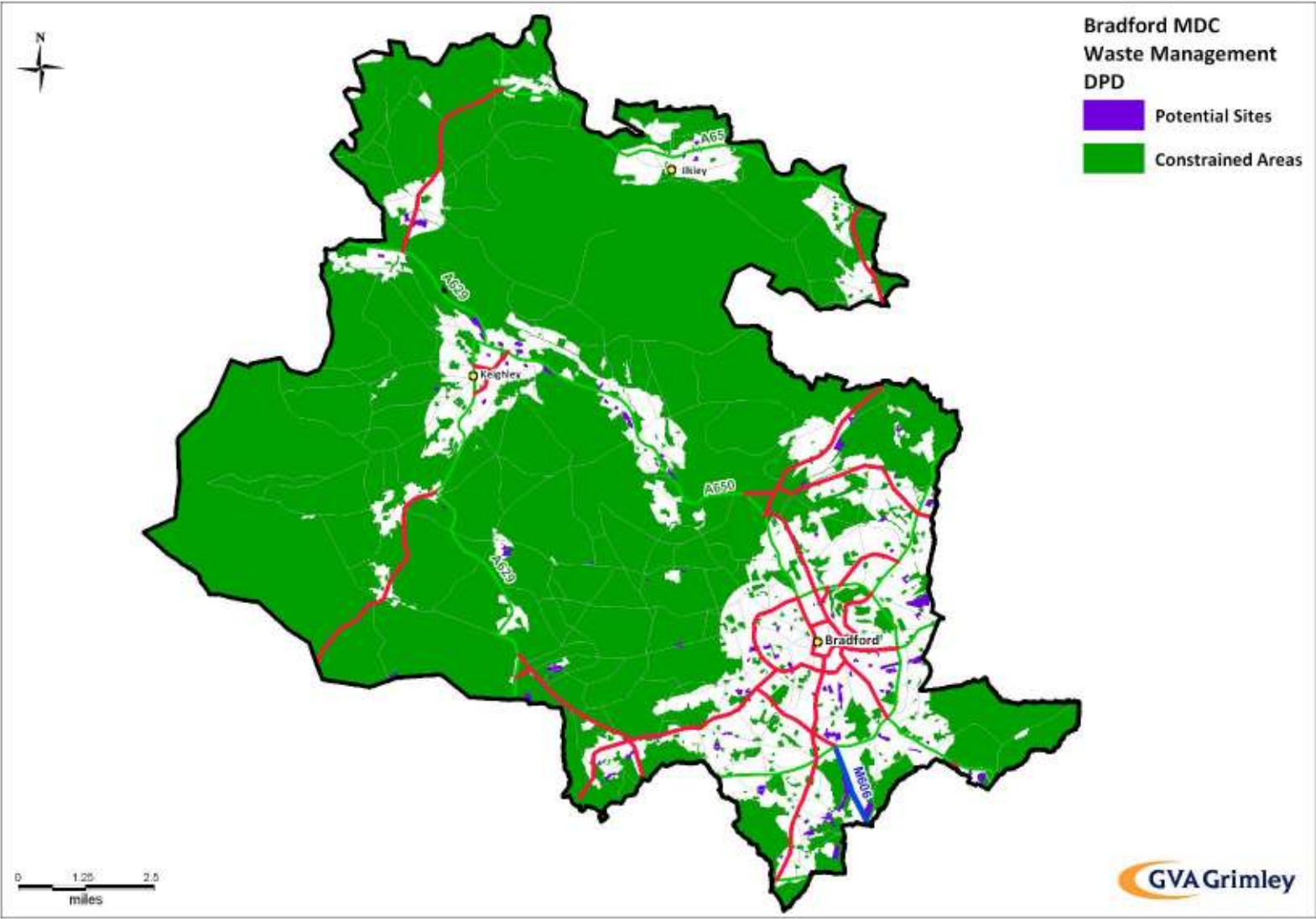
Always describes site, and include any comments you have (F1)

Photographs (G2-6) (minimum of 1 image per cluster)

Image number(s) / / / /

APPENDIX B – SITE LIST

Figure 4 - Full Site list for consideration



Ref	Name	Address	Location	Type	Comments	Area (Ha)
1	BW/E1.17	PRINCEROYD WAY, INGLEBY ROAD, LISTERHILLS	Bradford West PC	Designated Employment Land	Previously developed site and carried forward from the 1998 adopted UDP. Large relatively level site bordering Bradford Beck with good access to Ingleby Road. A new cycle route runs through this site.	2.01
2	BW/E1.16	BROWNROYD STREET, LISTERHILLS	Bradford West PC	Designated Employment Land	The site is former railway land that has been greened and is level. Proposed cycle route runs through the site, the developer should make further enquiries with the Council.	0.4
3	BW/E1.15	LEGRAMS LANE	Bradford West PC	Designated Employment Land	Existing, level greenfield site carried forward from the 1998 adopted Plan.	0.94
4	BW/E1.12	SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL	Bradford West PC	Designated Employment Land	Revised site carried forward from the 1998 adopted UDP. Vacant land around Shearbridge Mill. A small watercourse runs through this and arrangements should be made to drain this to a separate system.	0.5
5	BW/E1.9	THORNTON ROAD, THORNTON	Bradford West PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP. Site is large, relatively flat greenfield land on the western end of Thornton village formerly in agricultural use. A public footpath and watercourse run through the site although there is no his	6.68
6	BW/E1.8	BELL DEAN ROAD, ALLERTON	Bradford West PC	Designated Employment Land	Revised greenfield site carried forward from the 1998 adopted UDP on the edge of Allerton estate. Level site with long frontage to Bell Dean Road. Developer may be required to make a contribution toward off site road improvements and further improvement	1.68
7	BW/E1.7	BOWLING OLD LANE, BOWLING	Bradford West PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP and under construction as a car showroom and workshops.	1.28
8	BW/E1.6	SPRING MILL STREET/UPPER CASTLE STREET, BOWLING	Bradford West PC	Designated Employment Land	New site generated from the employment land register with planning approval and under construction.	2.11

9	BW/E1.5	RIPLEY STREET/BOLLING ROAD, BOWLING	Bradford West PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP with planning approval for industrial development. Site suitable for freight transfer.	2.22
10	BW/E1.4	PROSPECT STREET/ROUSE FOLD, BOWLING	Bradford West PC	Designated Employment Land	New site generated from the employment land register with planning approval.	0.82
11	BW/E1.3	RIPLEY ROAD, BOWLING	Bradford West PC	DEL & CFS	Previously developed site carried forward from the 1998 adopted UDP	2.35
12	BW/E1.2	RIPLEY ROAD, BOWLING	Bradford West PC	Designated Employment Land	New site from the Employment land register with planning approval.	0.41
13	BW/E1.1	RIPLEY ROAD, BOWLING	Bradford West PC	Designated Employment Land	Former railway land carried forward from the 1998 adopted UDP. Site investigation required, to establish the potential of the site to flood. Surface water discharge should drain to a separate system within the site.	0.61
14	BW/E1.12	SHEARBRIDGE MILL, GREAT HORTON ROAD, DIRKHILL	Bradford West PC	Designated Employment Land	Revised site carried forward from the 1998 adopted UDP. Vacant land around Shearbridge Mill. A small watercourse runs through this and arrangements should be made to drain this to a separate system.	0.5
15	S/E1.16	THACKLEY OLD ROAD, LEEDS ROAD, THACKLEY	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Located between two industrial units, within the Shipley Employment Zone. Centrally located close to Shipley town centre and good public transport service on Leeds Road. A stone culvert may cr	0.41
16	S/E1.15	LAND BETWEEN THE RAILWAY LINE AND LEEDS-LIVERPOOL CANAL, DOCKFIELD ROAD, DOCK LANE, SHIPLEY	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Located within the Shipley Employment Zone and the Leeds-Liverpool Canal Conservation Area. The site is sandwiched between the canal and the railway line. Adjacent to the Leeds- Liverpool Can	0.98
17	S/E1.14	LAND ADJACENT TO THE AIREDALE ROUTE, CROSSFL ATTS	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Located within the Airedale Corridor, a location where employment provision would support the 2020 Vision. The site has planning permission.	1.05

18	S/E1.13	MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH	Shipley PC	Designated Employment Land	New employment site identified in the Employment Land Register. A brownfield site located within Manywells Industrial Estate. Access via industrial estate roads but this may require third party land. Contamination survey required.	0.94
19	S/E1.12	LAND ADJACENT TO MANYWELLS QUARRY/ MANYWELLS INDUSTRIAL ESTATE, CULLINGWORTH	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Located adjacent to Manywells Industrial Estate and a landfill site. Contamination survey required. As well as gas monitoring for any potential migration from the adjacent landfill site. A de	4.27
20	S/E1.11	MAIN STREET, LINGBOB, WILSDEN	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. A brownfield site previously in industrial use and in a village location. Within Wilsden Conservation Area any development will need to reflect the linear orientation of the street scene and be	0.62
21	S/E1.10	CASTLEFIELDS ROAD, CROSSFLATTS	Shipley PC	Designated Employment Land	Within Crossflatts Employment Zone. A brownfield underused site characterised by hardstandings and a turning area. Development provides an opportunity to reclaim derelict and potentially contaminated land.	0.85
22	S/E1.9	CASTLEFIELDS LANE, CROSSFLATTS	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within Crossflatts Employment Zone. The site has planning permissions for office and industrial development. Part of the site has been subject to flooding in the past. Therefore, development s	0.72
23	S/E1.8	COOLGARDIE, KEIGHLEY ROAD, BINGLEY	Shipley PC	Designated Employment Land	New employment site. Centrally located within the urban area and close to bus and rail services. Large site to be developed in accordance with Policy E2. Also, a prime site located within the 2020 Vision Airedale Corridor only suitable for B1 and B2 u	3.8
24	S/E1.7	FORMER BINGLEY AUCTION MART, KEIGHLEY ROAD, BINGLEY	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. A brownfield site comprised of vacant land and buildings associated with the former auction market. Development to take place following completion	1.76

					of the Bingley Relief Road. Watercourse crosses	
25	S/E1.6	JOHN ESCRITT ROAD, BINGLEY	Shipley PC	Designated Employment Land	Amended employment site carried forward from the 1998 adopted UDP. Greenfield site within Bingley Employment Zone. Access via John Escritt Road. Development will need to have regard to the nearby Bingley Bog SSSI and the Leeds-Liverpool Canal Conservati	0.5
26	S/E1.4	LAND WEST OF DOWLEY GAP LANE, DOWLEY GAP, BINGLEY	Shipley PC	Designated Employment Land	Amended employment site carried forward from the 1998 adopted UDP. A greenfield site characterised by open fields. The site was constrained by works associated with the construction of the Bingley Relief Road but this is now complete and the substandar	2
27	S/E1.3	BUCK LANE, OTLEY ROAD, BAILDON	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. A prime site located within the Airedale Corridor and Employment Zone. The site has planning permission for the manufacture of hi-tech components.	6.31
28	S/E1.1	OTLEY ROAD, HOLLINS HILL, BAILDON	Shipley PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. A part greenfield part brownfield site characterised by woodland and hardstandings. Protected trees on site, a public sewer, gas main and Gill Beck watercourse also cross the site. Located on t	1.84
29	BS/E1.1	INGLEBY ROAD, GIRLINGTON	Bradford West PC	Designated Employment Land	A large level site above the Bradford Beck. The site has been used for waste disposal in the past and therefore a contamination report will be required as part of any planning application. Land should be set aside from the bank of the watercourse to al	3.25
30	BS/E1.2	NORTHSIDE ROAD, LIDGET GREEN	Bradford South PC	Designated Employment Land	New site, arising from the vacant land survey. Soft landscaping is required to the western boundary of the site.	0.47
31	BS/E1.3	HOLLINGWOOD LANE, PARADISE GREEN	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP.	2.31

32	BS/E1.4	BRACKENBECK ROAD, PARADISE GREEN	Bradford South PC	Designated Employment Land	Revised site. Vacant site in modern industrial estate on the edge of an area of urban greenspace.	1.57
33	BS/E1.5	HAVELOCK STREET, GREAT HORTON	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP. A public footpath runs down the north-western edge of the site into the adjacent urban greenspace and this should be retained. Core employment uses only.	0.74
35	BS/E1.7	STAITHGATE LANE NORTH, ODSAL	Bradford South PC	Designated Employment Land	Greenfield on the edge of the urban area with good access to the motorway. Soft landscaping required to the western boundary where the site abuts urban greenspace area. Core employment uses only.	12.18
36	BS/E1.8	MANDALE ROAD, BUTTERSHAW	Bradford South PC	Designated Employment Land	Greenfield site within the Royds area. Access to be agreed as part of a more comprehensive scheme involving other sites. Landscaping will be required to the west and southern boundaries, to reduce the impact of the development on both existing and prop	1.21
37	BS/E1.9	BLACK DYKE MILLS, BRIGHOUSE ROAD, QUEENSBURY	Bradford South PC	Designated Employment Land	Existing site reduced in size following the Inspectors report into the Replacement Plan. The site is greenfield and slopes toward the mill buildings. Access should be taken from a new junction with Brighouse Road which should be sufficient to serve new	2.39
38	BS/E1.11	CROSS LANE, WESTGATE HILL	Bradford South PC	Designated Employment Land	Partly developed site within the Westgate Hill Street Employment Zone.	4.91
39	BS/E1.12	WESTGATE HILL STREET, WESTGATE HILL	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within the Westgate Hill Street Employment Zone. Minor amendments to the site due to the development of the bakery extension. Only core employment eg B1, B2 and B8 are suitable on this site.	1.5
40	BS/E1.13	CORDINGLEY STREET, HOLMEWOOD	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Small employment site in the centre of Holmewood. Potential for providing local jobs for local people.	0.49

41	BS/E1.14	SHETCLIFFE LANE, TONG STREET	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within the Tong Street/ Shetcliffe Lane Employment Zone. Awkwardly shaped site, probably only viable for the expansion of the adjacent industrial uses or for storage.	0.96
42	BS/E1.15	KAYCELL STREET/BURNHAM AVENUE, BIERLEY	Bradford South PC	Designated Employment Land	Allocated as an employment site on the Bierley Planning Framework. Within the proposed extension to the Low Street/Dudley Hill Employment Zone. Site provides local jobs for local people.	2.83
43	BS/E1.16	WEST BOWLING GOLF COURSE	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Minor amendment in the north east corner as this part of the site is now proposed for housing. Within the Euroway Employment Zone. This is a prime site adjacent to the M606 motorway, and must	35.23
44	BS/E1.17	WHARFEDALE ROAD, EUROWAY	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within the Euroway Employment Zone. Possible expansion land for adjacent industrial user. BS/E1.18 MERRYDALE ROAD, EUROWAY 1.96 ha	0.62
45	BS/E1.19	WOODLANDS FARM, EUROWAY	Bradford South PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Remainder of an employment site carried forward from the 1998 adopted UDP. Within the Euroway Employment Zone. The majority of the site has been developed, only 2.39 hectares are still available for development. Only core employment uses eg B1, B2 and	9.48
46	BS/E1.20	ROYDSDALE WAY, EUROWAY	Bradford South PC	Designated Employment Land	Within the Euroway Employment Zone. Currently being developed.	1.01
47	BS/E1.21	COMMONDALE WAY, EUROWAY	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted Plan. Small site, on the edge of the industrial estate, with good access to the motorway.	0.46
48	BS/E1.22	STAITHGATE LANE SOUTH, LOW MOOR	Bradford South PC	Designated Employment Land	New site. Former landfill, now reclaimed and greened adjacent to a larger brownfield site and urban greenspace. The site has good access to the motorway and railway and may be particularly appropriate for	2.87

					freight transfer (Local Policy TM21). A contam	
49	BS/E1.23	TRAMWAYS, CLECKHEATON ROAD, LOW MOOR	Bradford South PC	Designated Employment Land	Former Transperience Land with planning approval for redevelopment. Site adjoins 2 areas of urban greenspace and disused railway line at the southern end of the site is protected for cycle use. The site has been split into two parts, north and south, du	7.37
50	BS/E1.24	NEW WORKS ROAD, LOW MOOR	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted Plan. Level brownfield site, which is vacant and underused with good links to the motorway network and access to the city centre. Part of site may be required to form access to proposed railway stat	0.72
51	BS/E1.25	DEALBURN ROAD, LOW MOOR	Bradford South PC	Designated Employment Land	Revised site, partially developed, with B1 business use approval. New access road created from Dealburn Road. Core employment uses only.	1.69
52	BS/E1.26	AH MARKS, WYKE LANE, WYKE	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted Plan. Greenfield site to the east of AH Marks chemical works, designation to allow further expansion of the factory away from the main urban area.	5.42
53	BS/E1.27	STATION MILLS, STOCKTON ROAD, WYKE	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP. Greenfield site adjacent to other industrial uses and the railway line with good access to Huddersfield Road.	0.63
54	BS/E1.28	DEALBURN ROAD, LOW MOOR	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP. The site is brownfield within an established	0.69
55	BS/E1.29	SPARTAN ROAD, LOW MOOR	Bradford South PC	Designated Employment Land	New site arising from the Employment Land register with planning approval.	1
56	BS/E1.31	ROYDS HALL LANE, WOODSIDE	Bradford South PC	Designated Employment Land	Existing site carried forward from the 1998 adopted UDP. The site is level and open scrubby grassland to the south of an established factory. Site access may need to be developed through the adjacent site. Policy E2 applies. Core employment uses only	4.65

57	BN/E1.1	NEVILLE ROAD/LOWER LANE	Bradford North PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Part of a larger redevelopment site within Bowling Employment Zone. Access from either Lower Lane or Neville Road. Clearance and remedial work already taking place on site.	1.17
58	BN/E1.2	NEVILLE ROAD, BOWLING	Bradford North PC	Designated Employment Land	New employment site with planning permission for a wholesale warehouse. Access from Neville Road. Within Bowling Employment Zone.	0.7
59	BN/E1.3	BIRCH LANE, BOWLING	Bradford North PC	Designated Employment Land	Employment site carried forward from 1998 adopted UDP. Within Staygate Employment Zone. Part of a much larger site in Bradford South (Chase Way BS/E1.6), details in the Bradford South Report.	2.11
60	BN/E1.4	HAMMERTON STREET, BOWLING	Bradford North PC	Designated Employment Land	Employment site carried forward from 1998 adopted UDP. Within Bowling Employment Zone. Very constrained backland site. Access to be taken from Hammerton Street	0.78
61	BN/E1.5	BUCK STREET WEST, BOWLING	Bradford North PC	Designated Employment Land	Remainder of an employment site carried forward from the 1998 adopted UDP. Within Bowling Employment Zone. Access to be taken from Buck Street. A public sewer and Eastbrook Beck cross the site, these restrict the development of the site, and will need to	0.89
62	BN/E1.6	STEADMAN STREET, LEEDS ROAD	Bradford North PC	Designated Employment Land	Part of a former housing site in the 1998 adopted UDP. Within Regen 2000 Area. Previous planning permission for industrial/commercial uses.	0.43
63	BN/E1.11	DICK LANE, LAISTERDYKE	Bradford North PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within Newlands SRB area. Possible expansion for adjacent industrial premises, but could be developed independently from existing access off Dick Lane, to link in with recent hotel and B1 uses to	0.55
64	BN/E1.12	GAIN LANE, THORNBURY	Bradford North PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within Newlands SRB area. Large site to be developed in accordance with Policy E2. A prime site only suitable for B1 and B2 uses. Footpath and cycling routes must be incorporated in any develop	7.06

65	BN/E1.14	HARROGATE ROAD, GREENGATES	Bradford North PC	Designated Employment Land	Extended employment site carried forward from the 1998 adopted UDP. It is located in an area of high unemployment with few employment site opportunities, and on major transport routes close to Leeds/Bradford Airport in the Aire Valley. Although the site	3.26
66	BN/E1.15	CANAL ROAD, BOLTON	Bradford North PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within Canal Road Employment Zone. Development of the site must be designed so that it does not have an adverse impact on the adjacent site of Local Nature Conservation Value.	0.57
67	BN/E1.16	PARRY LANE, BOWLING	Bradford North PC	Designated Employment Land	Employment site carried forward from the 1998 adopted UDP. Within Bowling Employment Zone. Access to be taken from Parry Lane.	0.86
68	BN/E1.17	WOODHALL ROAD, THORNBURY	Bradford North PC	Designated Employment Land	New greenfield site located on the edge of the urban area. Formerly designated as Green Belt. Large site to be developed in accordance with Policy E2. A prime site only suitable for core employment uses. Extensive landscaping is required around the perip	9.85
69	K/E1.2	OFF STEETON GROVE, STEETON WITH EASTBURN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A brownfield site within the settlement. The site may be contaminated and development would be required to provide wildlife habitats. Access is only available through existing works. The site is in the	1.19
70	K/E1.3	STATION ROAD, STEETON WITH EASTBURN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A brownfield site on the edge of the settlement. Access is only available through the existing depot. The site is in the Airedale Corridor, a location where employment provision would support the 2020 Vi	0.56
71	K/E1.5	BELTON ROAD, SILSDEN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A greenfield site within the settlement. Retention of mature trees is essential, as is the provision of a buffer zone to the residential properties to the north of the site. The site may be contaminated.	4.99

72	K/E1.6	KEIGHLEY ROAD (NORTH), SILSDEN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A greenfield site within the settlement. A number of mature trees and a natural stream on site must be retained. The site is in an Employment Zone and the Airedale Corridor, a location where employment p	0.53
73	K/E1.7	KEIGHLEY ROAD (CENTRE), SILSDEN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A greenfield site within the settlement. A number of mature trees and a natural stream on site must be retained. The site is in an Employment Zone and the Airedale Corridor, a location where employment p	0.69
74	K/E1.8	KEIGHLEY ROAD (SOUTH), SILSDEN	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. Site fully developed for employment use.	1.04
75	K/E1.9	SYKES LANE, SILSDEN	Keighley PC	Designated Employment Land	A Greenfield site carried forward from the 1998 adopted UDP. It lies within the Airedale Corridor and is a good location for B1 and B2 employment provision in accordance with 2020Vision.	2.38
76	K/E1.10	BACKSTONE WAY, ILKLEY	Keighley PC	Designated Employment Land	A new greenfield site within the settlement, one of only two Employment Sites in Ilkley. Use as expansion land for adjacent premises would avoid highway problems associated with independent access via Backstone Way. Access from Backstone Way may require	1.25
77	K/E1.11	ASHLANDS ROAD, ILKLEY	Keighley PC	Designated Employment Land	A new greenfield site within the settlement, one of only two Employment Sites in Ilkley. The site is well related to town/local facilities and public transport services. Development must incorporate a cycleway and publicly accessible recreation open spa	1.03
78	K/E1.12	AIRE VALLEY ROAD, WORTH VILLAGE, KEIGHLEY	Keighley PC	Designated Employment Land	Revised site from adopted UDP. The western part of the site is derelict and potentially contaminated, the remainder is greenfield and the whole is within the urban form. The site is in an Employment Zone and the Airedale Corridor, a prime location for	2.8

79	K/E1.13	DALTON LANE, WORTH VILLAGE, KEIGHLEY	Keighley PC	Designated Employment Land	A new brownfield site within the urban form. The site is within walking distance of Keighley town centre and surrounded by existing industrial uses. The site is in an Employment Zone and the Airedale Corridor, a location where employment provision would	0.77
80	K/E1.14	AIREWORTH ROAD, WORTH VILLAGE, KEIGHLEY	Keighley PC	Designated Employment Land	A new brownfield site within the urban form that is within walking distance of Keighley town centre. Development of the site would need to comply with Policy NR15A with regard to flood risk and would re-use a vacant listed building. The site is in the	1.73
81	K/E1.15	MITCHELL STREET, EASTWOOD, KEIGHLEY	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A brownfield site within the urban form. Access is dependent on minor roads, which could restrict development of the site to that of expansion land for adjacent firms. The site is in an Employment Zone a	0.86
82	K/E1.16	EAST AVENUE, LAWKHOLME, KEIGHLEY	Keighley PC	Designated Employment Land	Site carried forward from the 1998 adopted UDP. A brownfield site within the urban form and closely associated with other employment uses. Access is dependent on minor roads, which could restrict development of the site to that of expansion land for ad	0.6
83	K/E1.17	HOLME MILL LANE, FELL LANE, KEIGHLEY	Keighley PC	Designated Employment Land	A new brownfield site close to the edge of the urban form. Planning permission granted for employment use.	0.79
84	K/E1.18	BEECHCLIFFE, KEIGHLEY	Keighley PC	Designated Employment Land	amalgamation of four sites carried forward from the 1998 adopted UDP. A combination brownfield/greenfield site on the edge of the urban area. Development of the site would need to comply with Policy NR15A with regard to flood risk, consequently only 5.4	9.54
85	K/E1.23	BRADFORD ROAD, CROSSFLATS, KEIGHLEY	Keighley PC	Designated Employment Land	New Greenfield predominately flat employment site. The site is well located for employment use and within the Airedale development corridor.	1.49
86	K/NR1.4	Woodcock Delph	Keighley	Exhausted Mineral Workings		2.38

87	BW/NR1.3	Chellow Grange Quarry, Haworth Road, Bradford	Bradford West	Exhausted Mineral Workings	0.62
88	BW/NR1.2	Lower Bottomley Lane Quarry	Bradford West	Exhausted Mineral Workings	0.4
89	BW/NR1.4	The Shay/Soil Hill, Queensbury, Bradford	Bradford West	Exhausted Mineral Workings	4.4
90	BN/NR1.2	Fagley Quarry, Fagley	Bradford North	Exhausted Mineral Workings	2.15
91	BINGLEY CAR P	Ferncliffe Road Bingley	Bingley	Amenity Site	0.34
92	BOWLING BACK	Bowling Back Lane Bradford	Bradford	Amenity Site and Waste Transfer	4.3
93	DOWLEY GAP H.	Wagon Lane	Bingley	Amenity Site	0.47
94	FORD HILL H.W	Hill End Lane Queensbury	Queensbury	Amenity Site	0.75
95	GOLDEN BUTTS	GOLDEN BUTTS	Ilkley	Amenity Site	0.6
96	KEIGHLEY H.W	Royd Ings Avenue Keighley	Keighley	Amenity Site and Waste Transfer	1.9
97	MIDLAND ROAD	Midland Road, Manningham	Bradford	Amenity Site	0.19
98	SUGDEN END H.	Halifax Road Keighley	Shearbridge Road,	Amenity Site	0.6
99	WILSON ROAD H	Dealburn Road Low Moor	Bradford South	Amenity Site	0.4

100	Shearbridge D	Shearbridge Road, Bradford	Bradford West	Council Depot	1.97
101	Cleansing Dep	Harris Street	Bradford	Council Depot	0.78
102	Stockbridge D	Royd Ings Ave, Stockbridge	Keighley	Council Depot	2.45
103	BN/E1.13	VICTORIA ROAD	Bradford North PC	Designated Employment Land	0.65
104	BS/E1.18	MERRYDALE ROAD, Euroway	Bradford South PC	Designated Employment Land	1.96
105	Car Park St L Hospital	North Newall Street Car park	Bradford West	Unallocated	0.87
106	Wilson Road	Open space to North of Wilson Road South of Elizabeth avenue part of larger area	Bradford South	Unallocated	3.21
107	Reevy Beacon	Beacon Road rear of The beeches	Bradford South	Unallocated	1.49
108	South BS/E1.8	Bellerby Brow	Bradford South	Employment	1.56
109	Calder Banks	Corner of Baldwin lane and Highgate road to the south	Bradford South	Green Belt	0.41
110	South of Refu	Long lane, Bradford	Bradford South	Unallocated	2.96
111	Springfeild	South of Friars Industrial estate, north of Arthur Street	Bradford North	Unallocated	1.78
112	Yates Flat	Adjacent to Chicken Farm, near Bolton Hall Rd	Bradford North	Unallocated	0.86

113	Vacant Site C	Canal Road, Bradford west of gasholders	Bradford	Unallocated		2.31
114	Fearnside s St	Rear of Housing West Fearnside Street	Bradford West	Unallocated		0.84
115	Woodhall Retail	Rear of Woodhall Retail centre superstore	Bradford North	Unallocated		1.61
116	Laisterdyke	Between Laisterdyke and Dick Lane	Bradford North	Unallocated		5.63
117	Vacant site south of garage	Corner of Stoney Lane and Wilsden Road	Shipley	Unallocated		0.38
118	Green Space	Vacant Land Bingley	Bingley	Unallocated		0.85
119	Marriner Road	Riverside open space Keighley	Keighley	Unallocated		1.17
120	Thornbury Roa	Behind Mosque and adjacent to college	Bradford North	Unallocated		1.04
121	Steel Stock and Scrap stockholders site	Birkshall lane	Bradford North	Unallocated		4.1
122	Simpson Green	North West of Simpson green Farm, Mitchell land	Bradford North	Unallocated		0.66
123	Esholt Sewage treatment works	Adjacent to Canal Esholt, across from Ainsbury Avenue	Shipley	Call for Sites	Major developed area within greenbelt	1.42
124	Esholt Sewage treatment works	Adjacent to Boggart House Esholt	Shipley	Call for Sites	Major Developed Site in Greenbelt	0.35